

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 22, 2012**

**SUMMARY**

A request by A Civil Group, on behalf of Tim and Judith Kuchta and Andrew and Shari Hamilton, for voluntary annexation of 10.02 acres on lot one, addressed 4501 Harvest Road, and lot two of Country Farms, Plat 3. (Case #12-15)

**DISCUSSION**

The subject site consists of approximately 10.02 acres. One of the lots, lot one, is developed with a single-family dwelling and accessory structures, and served by an on-site septic system. The site is currently zoned County R-S. The owners of lot one are requesting permanent City A-1 (agricultural) zoning, so that they may keep horses. The owners of lot two request permanent City R-1 (one-family dwelling) zoning. The City R-1 zoning is equivalent to the site's existing County R-S (Single-family Residential) zoning district. The site is surrounded by single-family zoning and land uses. A concurrent annexation request is currently being considered by the City Council.

**STAFF RECOMMENDATION**

Staff recommends approval of the requested R-1 and A-1 zoning.

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	10.02
<b>Address</b>	4501 Harvest Road
<b>Topography</b>	Sloping downward from northeast to southwest
<b>Vegetation</b>	Mixture of grassy and tree-covered areas
<b>Watershed</b>	Mill Creek

**SITE HISTORY**

<b>Annexation date</b>	Pending annexation on April 16, 2012
<b>Initial zoning designation</b>	County R-S
<b>Previous rezoning requests</b>	None
<b>Land Use Plan designation</b>	Neighborhood
<b>Existing use(s)</b>	Northern half—single-family residence Southern half--undeveloped
<b>Existing zoning</b>	County R-S

## **SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning District</b>	<b>Land use</b>
North	County R-S	Single-family residential
South	County R-S	Single-family residential
East	County R-S	Single-family residential
West	County R-S	Single-family residential

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	Septic presently; in City of Columbia service territory
<b>Water</b>	City of Columbia
<b>Electric</b>	Boone Electric Cooperative
<b>Fire Protection</b>	Boone County Fire Protection District

## **ACCESS**

<b>Harvest Road</b>	East of site
<b>Major Roadway Plan classification</b>	County-maintained neighborhood residential street, with needed right-of-way in place (50 ft).
<b>CIP projects</b>	N/A

<b>Arbor Way</b>	South of site
<b>Major Roadway Plan classification</b>	City-maintained neighborhood residential street, with needed right-of-way in place (50 ft).
<b>CIP projects</b>	N/A

## **PARKS & RECREATION**

<b>Neighborhood Parks Plan</b>	None proximate
<b>Trails Plan</b>	No existing or proposed trails adjacent to site
<b>Bicycle/Pedestrian Network Plan</b>	None proposed or adjacent to site

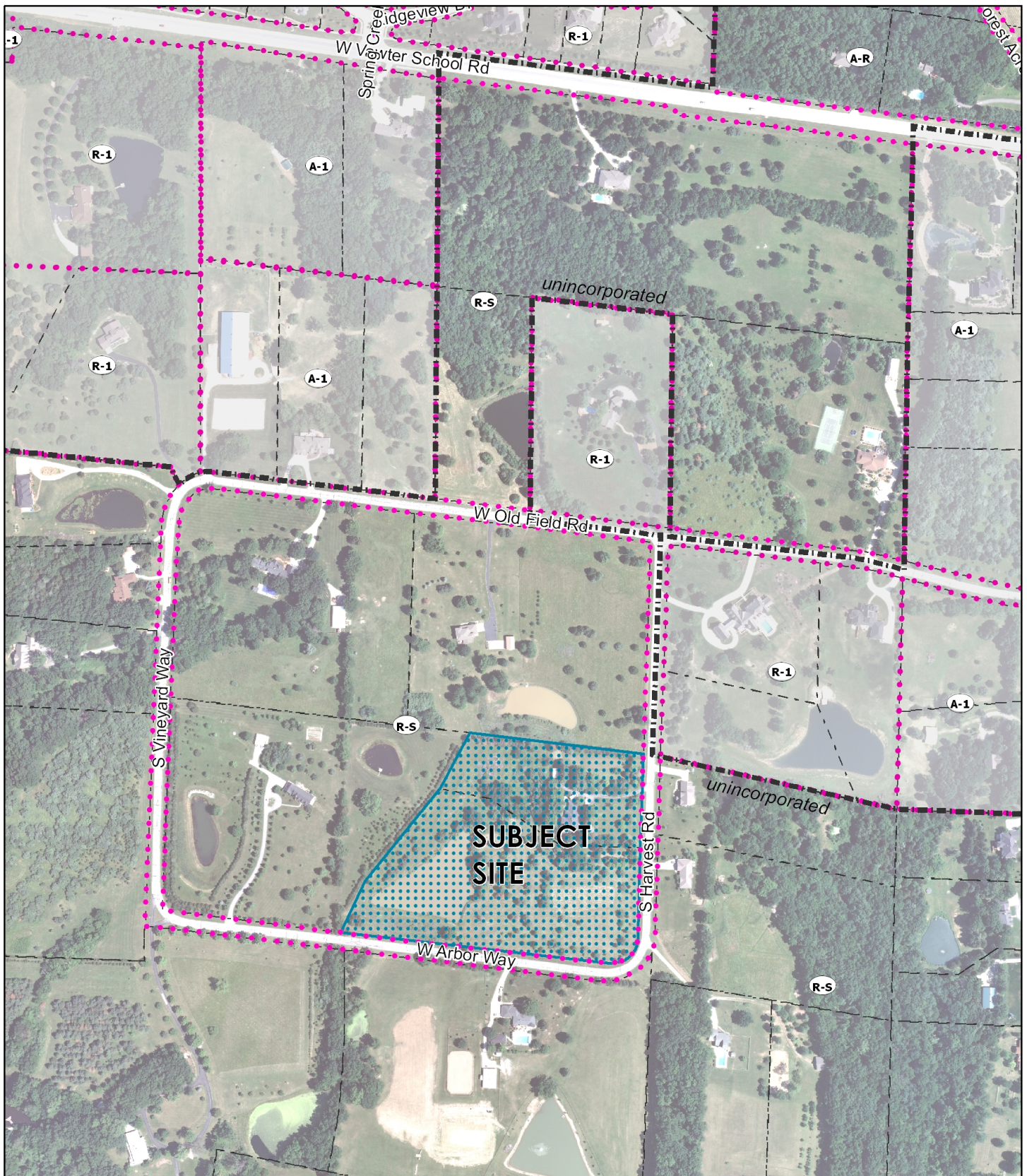
## **PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on February 14, 2012.

<b>Public information meeting recap</b>	Number of attendees: 1 (consultant) Comments/concerns: None
<b>Neighborhood Association(s) notified</b>	None
<b>Correspondence received</b>	None

Report prepared by ML Approved by PR3





## Country Farms Subdivision, Plat 3

### Case 12-15 Annexation & Permanent Zoning



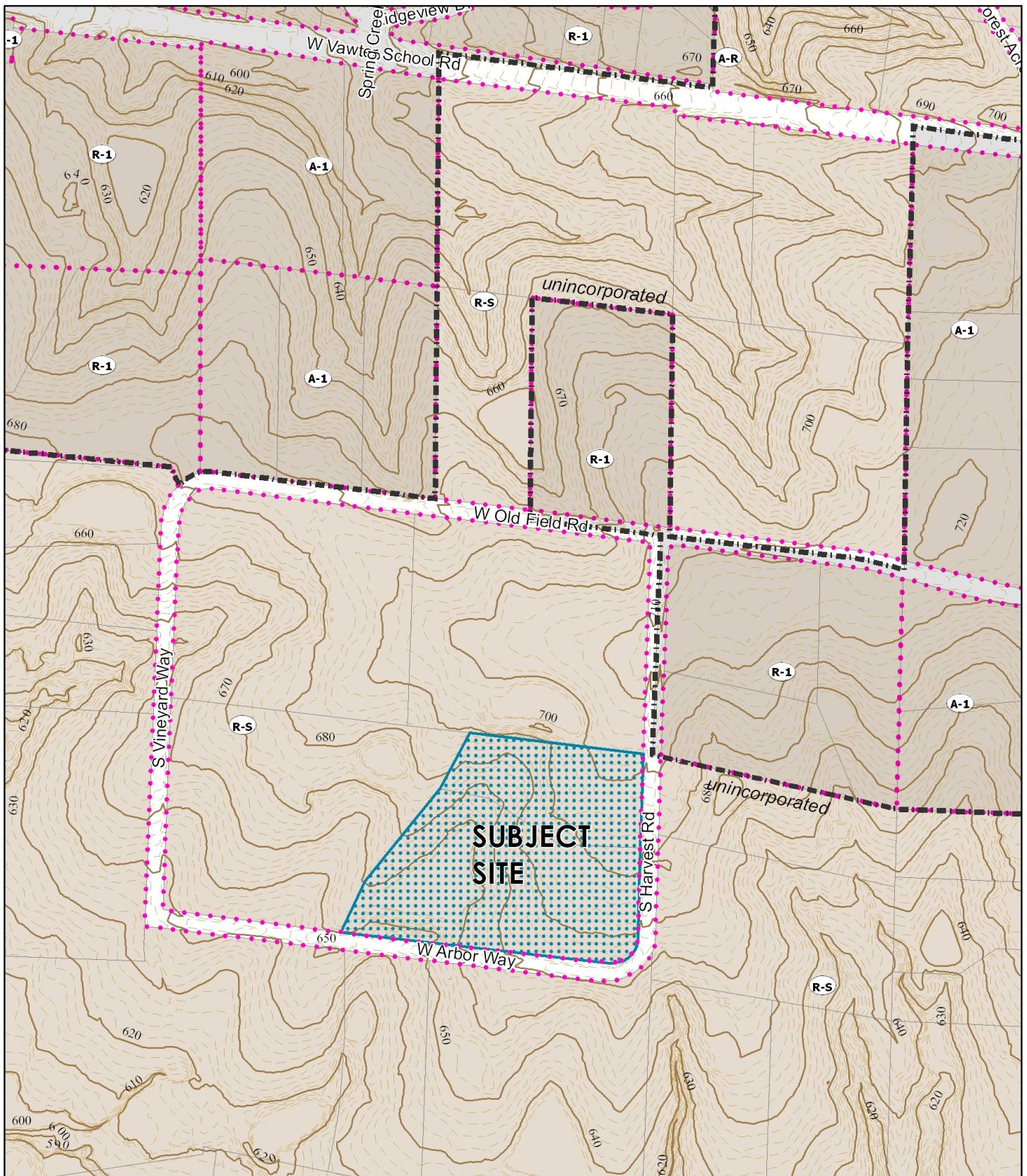
Aerial Image 2007



1 inch represents 400 feet







## Country Farms Subdivision, Plat 3

### Case 12-15 Annexation & Permanent Zoning



0 150 300 600 Feet  
1 inch represents 400 feet  
Contour Interval: 2 feet

